

Community Planners Committee

Planning Department • City of San Diego
9485 Aero Drive • San Diego, CA 92123
SDPlanninggroups@sandiego.gov • (619) 235-5200

CPC DRAFT MINUTES FOR MEETING OF NOVEMBER 24, 2020

MEMBERS PRESENT

Eric Edelman, Carmel Mtn. Ranch (CMR)	Andrea Schlageter, Ocean Beach (OB)
Russ Connelly, City Heights (CH)	Jason Legros, Pacific Beach (PB)
Jose Reynoso, College Area (COL)	Korla Eaquina, Peninsula (PEN)
Nick Russell, Downtown (DWNTN)	Vicki Touchstone, Rancho Bernardo (RB)
Linda Godoy, Eastern (EAS)	Jon Becker, Rancho Penasquitos (RP)
Deborah Sharpe, Ken/Tal (KT)	Marc Lindshield, San Pasqual/Lake Hodges (SP/LH)
Matt Mangano, La Jolla (LJ)	Wally Wulfeck, Scripps Ranch (SR)
Howard Wayne, Linda Vista, (LV)	Myron Taylor, Southeastern (SE)
Jeff Stevens, Mira Mesa (MM)	Bryce Niceswanger, Serra Mesa (SM)
Debbie Watkins, Mission Beach, (MB)	Vince Delpidio, Tierrasanta, (TIRSN)
Michele Addington, Mission Valley (MV)	Chris Nielsen, University (UN)
Jim Baross, Normal Heights (NH)	Clint Daniels, Uptown (UT)
Matt Stucky, North Park (NP)	

VOTING INELIGIBILITY/RECUSALS: Barrio Logan, Del Mar Mesa, Kearny Mesa, Navajo, Otay Mesa Nestor, San Ysidro, Torrey Hills, Uptown, and Serra Mesa.

Guests: , Sandra Wetzel-Smith, Tom Silva, Kelley McCormick, Jim Marshall, Kevin Hastings, David Moty, Debra Knight, and Robin Kaufman.

City Staff/Representatives: Tony Kempton

NOTE: *The sign-in sheets provided at the entrance to the meeting are used to list CPC Representatives, guest speakers, and staff present at the meeting.*

1. CALL TO ORDER/INTRODUCTIONS:

Chair Wally Wulfeck called the meeting to order at 6:30 pm. Roll Call: CH, COL, DWNTN, EAS, GH, KT, LJ, LV, MM, MB, MV, NH, NP, OB, PEN, PB, RB, RP, SE, SP/LH, SM, SR, TIRSN, TP, UN, UT.

2. NON-AGENDA PUBLIC COMMENT: Member requested information on how CPG's may conduct elections. Member requested CPC to encourage City to provide

guidelines or allow CPG's to develop their own procedures. Guest requested CPC members to urge Planning Department staff attend more than the three CPG meetings scheduled for the twelve-month period to answer questions. Guest thanked CPG's for their expertise and benefit to the communities. Guest mentioned how licensing of marijuana processing facilities contributes to crime. Member asked if the City could archive Zoom meeting recordings (CPG and CPC) in a cloud format for a longer period than they currently are held on You Tube. Member suggested Zoom meetings can be downloaded into zip files. Guest requested members to oppose the new CEQA appeal deadline. 2 minutes per issue.

3. MODIFICATIONS AND APPROVAL OF AGENDA.

Approved without modification.

4. APPROVAL OF THE MINUTES OF October 27, November 2, 2020.

October 27 Minutes approved as amended. Aye: CH, COL, EAS, KT, LJ, LV, MM, MB (for October 27 on 1st page name should be Bob Simonsen under Guests, on 2nd page under Approval of Minutes name should be Debbie Watkins), MV, NP, OB, PB, PEN, RB, RP, SP/LH, SR, SE, TIRSN, TP, UN, UT. Nays: 0, Abstain: DWNTN, SM, SP/LH. Approved 22-0-3.

5. AMENDMENT TO THE CITY'S MUNICIPAL CODE AND LOCAL COASTAL PROGRAM TO IMPOSE A LICENSE REQUIREMENT AND OPERATING REGULATIONS FOR SHORT TERM RESIDENTIAL OCCUPANCY INCLUDING HOSTING PLATFORMS AND REPEAL REGULATIONS FOR BED AND BREAKFAST AND BOARDER LODGING. (Action/Information Item) - 60 min – continued.

Presenter absent and Item continued.

Public Comment:

- Criticism was given that the short-term lottery as preventing future applicants if the first applicants stay violation-free.

Board Comment:

- General opposition to the proposed lottery system for short term rentals were voiced and a recommendation was made that only Tier 1 and 2 properties be allowed in residential zones were provided
- Complaints that were expressed about the new ordinance included:
 - It would create more short-term rentals;
 - Short-term rentals are a commercial, not residential use
 - Authorship of the ordinance was skeptical; that data from providers is skewed and not trustworthy
 - The lottery would enable first lottery license holders to keep their rental license in perpetuity, preventing new applicants and diversification of the process.

- There is a lack of enforcement over violations and that calling to complain about noise, violations regarding short-term rentals, or of any kind, creates a “chronic caller” phenomenon to Code Compliance staff

Motion: Have CPC recommend that PC not approve the ordinance in present form and have it re-drafted with input from planning groups and have the Planning Commission recommend that the Planning Department conduct outreach to CPG’s for input. Ayes; CH, COL, DWNTN, EAS, KT, LJ, LV, MM, MB, MV, NH, NP, OB, PB, PEN, RB, RP, SP/LH, SR, SM, SE, TIRSN, TP, UN, UT. Nays: 0 Abstain: 0. Approved 25-0-0.

- 6. COMPLETE COMMUNITIES. (Action Item) - 60 min.** On November 9, the City Council passed the Housing and Mobility parts of the Complete Communities plans and continued the Parks Master Plan and General Plan Amendment to a future unscheduled hearing date. The CPC may develop a further recommendation on this item.

No presentation from City staff was given.

Public Comment:

- Suggestion for adding a smoke-free component to the housing component of the Complete Communities programs to address health concerns, particularly from the threat of second-hand smoke on children in multi-family housing projects
- Complaint about lack of input from planning groups in drafting the Complete Communities program
- Recreation Advisory Boards had little to no input on the Parks Master Plan program, where should be providing the majority of input

Board Comment:

- Mention of working with a coalition working to proposed revisions to the Parks Master Plan, including groups like Sierra Club, League of Women Voters
- Request for removal of references to MSCP lands in PMP
- Park equity was a major concern for communities that are park deficient
- Connectivity to MSCP lands was of concern, as they provide species habitat and could be degraded by active recreational usage
- FBA funds collected for specific developments in certain communities are to be used for that purpose, not for future developments outside of the currently-funded FBA communities.
- Chair suggested that CPC provide input at next meeting. Topic to be continued.

7. REPORTS TO CPC:

- Staff Report- Staff reported that Planning management has requested staff input to help draft recommendations for election procedures for CPG's and will be forthcoming in the near future.
- Subcommittee Reports- None
- Chair's Report – Chair mentioned restarting Housing subcommittee. Chair opined that the City is close to having met RHNA goals with the exception of affordable housing because of the opt in plan. Chair recommended members contact new, incoming City Council members to establish a relationship
- CPC Member Comments – Member said it was difficult to recruit community members to join CPG's due to perceived lack of relevance of the CPG's and scaled back attendance by staff

ADJOURNMENT TO NEXT REGULAR MEETING: DECEMBER 15, 2020: The meeting was adjourned by Chair Wally Wulfeck at 8:01 PM.